



Victoria Parade
Ashton-on-Ribble

- **Stunning Victorian Semi-Detached Home**
- **4 Bedrooms**
- **2 Reception Rooms and a Cinema Room**
- **Modern Fitted Kitchen**

£355,000

EPC Rating 'D'





Property Description

- * Stunning Victorian Semi-Detached Home
- * Beautifully Restored with Exceptional Character Throughout
- * 4 Bedrooms and 2 Bathrooms

This exquisite Victorian semi-detached property offers a rare blend of period charm and modern luxury, finished to an impeccable standard throughout. Every room showcases thoughtful design and character details, creating a warm and elegant home ideal for modern living.

As you step through the front door, you're greeted by a welcoming hallway that sets the tone for the rest of the property. The front living room is a standout space, featuring an original cast iron fireplace with a decorative surround, a striking ceiling rose, intricate coving, a picture rail, and a large bay window that fills the room with natural light.





The adjoining dining room is equally charming, with French doors opening out to the rear garden, an original range cooker as a focal point, and more period detailing including a picture rail - perfect for entertaining or family meals.

The kitchen is both stylish and practical, fitted with rich dark green cabinetry complemented by warm wooden worktops. It features a gas cooker, space and plumbing for both a washing machine and a dryer, and room for a freestanding fridge freezer - offering functionality without compromising on aesthetics.



A real surprise awaits downstairs - the basement has been thoughtfully converted into a private cinema room, providing a unique and cosy retreat ideal for movie nights or entertaining guests.

Upstairs, the property offers four bedrooms. The principal bedroom features a cast iron fireplace and bespoke built-in bookshelves. Bedroom two also has an original cast iron fireplace. Bedroom three boasts a charming Juliet balcony, while the fourth bedroom is currently used as a dressing room. The accommodation is served by a sleek shower room and a truly stunning four-piece family bathroom, which includes a free-standing roll-top bath, a separate shower cubicle, a vanity unit with basin, a toilet, and a beautiful feature fireplace - a perfect place to relax and unwind.



Externally, the home benefits from a driveway and garage to the front, offering off-street parking. The enclosed rear garden is mainly laid to lawn and features a couple of attractive seating areas, ideal for outdoor dining or enjoying the sun in a peaceful setting.

This property is a true gem – combining classic Victorian elegance with tasteful modern upgrades. Viewing is essential to fully appreciate the space, style, and character it has to offer.



LOCAL INFORMATION ASHTON-ON-RIBBLE is a suburb of Preston, Lancashire. Just a short drive from Preston City Centre, excellent area for primary and secondary schools, shops, local amenities and The Riverside Docks. Fantastic travel links via the nearby train station and M6 motorway.



HALLWAY

LIVING ROOM 12' 8" x 13' 10" (3.86m x 4.22m)

DINING ROOM 13' 7" x 12' 4" (4.14m x 3.76m)

KITCHEN 7' 11" x 12' 10" (2.41m x 3.91m)

BASEMENT

CINEMA ROOM 14' 9" x 13' 2" (4.5m x 4.01m)

FIRST FLOOR

BEDROOM ONE 15' 11" x 11' (4.85m x 3.35m)

BEDROOM TWO 9' 10" x 9' 5" (3m x 2.87m)

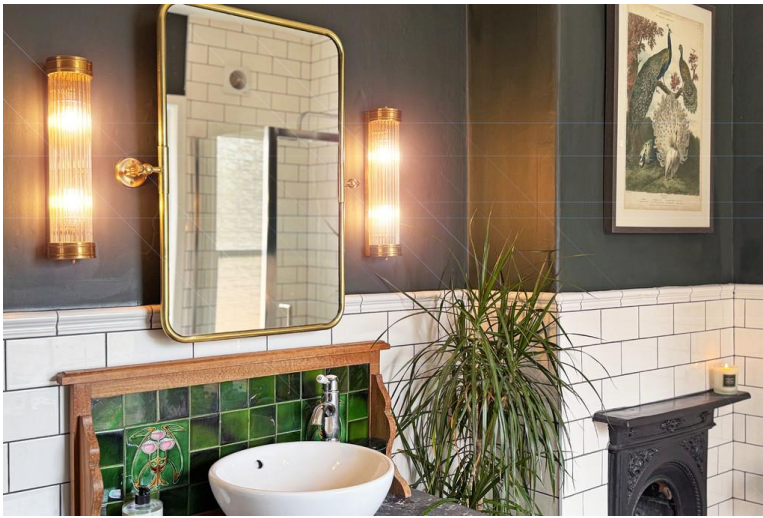
BEDROOM THREE 10' 2" x 8' 11" (3.1m x 2.72m)

BEDROOM FOUR 10' 1" x 6' 7" (3.07m x 2.01m)

SHOWER ROOM 7' 1" x 3' 4" (2.16m x 1.02m)

FAMILY BATHROOM 8' 3" x 11' 8" (2.51m x 3.56m)

GARAGE 10' 1" x 22' 2" (3.07m x 6.76m)



Whilst we believe the data within these statements to be accurate, any person(s) intending to place an offer and/or purchase the property should satisfy themselves by inspection in person or by a third party as to the validity and accuracy.

Please call 01772 746100 to arrange a viewing on this property now. Our office hours are 9am-5pm Monday to Friday and 9am-4pm Saturday.







Floor -1



Ground Floor



Floor 1

Approximate total area⁽¹⁾
145.4 m²
1565 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements